

COUNTY OF LOUDOUN
MEMORANDUM
DEPARTMENT OF BUILDING AND DEVELOPMENT

DATE: March 4, 2008

TO: Jane McCarter, Project Manager, Department of Planning

FROM: Val Thomas, Planner, Zoning Administration

THROUGH: Mark Stultz, Deputy Zoning Administrator

CASE NUMBER AND NAME: CMPT 2008-0016, T-Mobile at Bahai Center

TAX/MAP/MCPI NUMBER: /81/G/1/////E/; 013-25-8465

The application is to request a commission permit to allow T-Mobile to install a telecommunication facility at 21415 Cardinal Glen Circle, Sterling VA, which consists of collocation of telecommunications antennas (6 sled mounted antennas) onto an existing rooftop of a building at the subject property. The property is zoned R-4 under the *Revised 1993 Zoning Ordinance* and is 2.3 acres in size. There is currently a church use (Baha'i Faith Center) on the property.

Zoning staff has reviewed the commission permit in accordance with Section 6-1100 and Section 5-618, and provides the following comments:

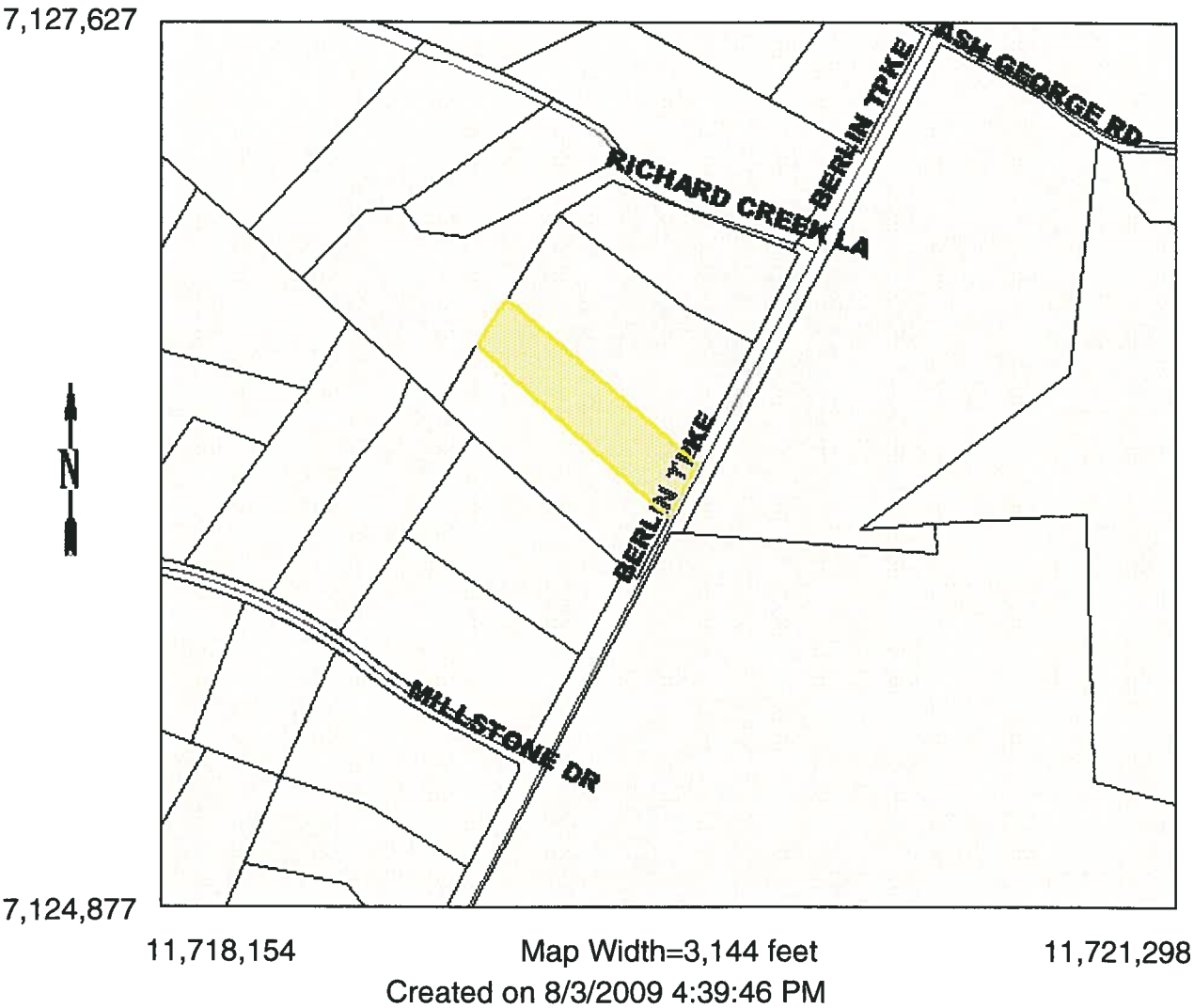
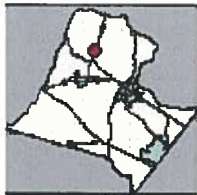
1. Section 6-1103(A) states that the feature for which approval is being sought, must substantially conform to the Comprehensive Plan. Staff defers to the Planning Department for comment.
2. Pursuant to Section 5-618 (A)(1) antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in that section. The height of the existing building on the property is 35 feet, which is also the maximum height permitted in the R-4 zoning district. Therefore, as currently proposed the antennas cannot be located on the rooftop of the building as it does not meet the zoning regulation in section 5-618(A)(1).

Staff recommends that the Applicant submit a request for a minor special exception approval to allow the proposed antennas to be located on a building/structure less than 40 feet height. Such special exception may be modified in accordance with the provisions of Section 6-1300. Please note that modifications may be approved by the

Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation.

3. Directional or panel antennas cannot exceed ten feet in height per Section 5-618(A)(5). Page 4 of the Statement of Justification ("SOJ") notes five feet. Please correct this.

Loudoun County Mapping System



The parcel identified is MCPI = 411395068. The polygon area is 140,062 square feet or 3.2 acres. Note: polygon acres DOES NOT represent parcel legal acres

ATTACHMENT 1

TRAFFIC STUDY

1. **STUDY AREA LOCATION:** Western Loudoun County, 2 miles north of the Route 9 and Route 287 intersection.
2. **TRAFFIC COUNT LOCATION:** 14555 Berlin Turnpike, Lovettsville, VA 20180
3. **TRIP GENERATION:** Current number of trips entering or exiting location each day is estimated to be relatively unchanged with the farming of animals.
4. **TRIP VOLUME PROJECTIONS:** Farming animals is estimated to increase the number of trips from existing location an additional 5 to 10 trips per year.
5. **LEVEL OF SERVICE ANALYSIS:** N/A
6. **MINIMUM ROADWAY/INTERSECTION LEVEL OF SERVICE STANDARDS:** Unchanged.
7. **BACKGROUND TRAFFIC ASSUMPTIONS:** Other than occasional vet visits, pick-up of hay and grain on normal errand runs, and 4-H participation; no other activities will impact traffic.
8. **TRAFFIC/TRIP DISTRIBUTION:** N/A
9. **LEVEL OF SERVICE CALCULATION ASSUMPTIONS:** N/A
10. **MODE CHOICE:** Car and pick-up with trailer.
11. **SAFETY LOCATIONS:** There is a driveway circle at applicant's residence which serves to maximize parking and safety.
12. **TRAFFIC MITIGATION MEASURES:** Current number of trips entering or exiting location each day is estimated to be relatively unchanged with the farming of animals. No additional measures needed.

ATTACHMENT 2

Exhibit 6